

**EXHIBIT B / CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT**

Approved Development

1. This approval authorizes:
 - a. The expansion of an existing building material and hardware storage area (lumberyard),
 - b. The phased construction of 10 covered material storage structures:
 - i. 1 at 12,000 sf,
 - ii. 6 at 6,000 sf,
 - iii. 3 at 5,200 sf,
 - b. Construction of 2 workshops (2 at 3,200 sf), and
 - c. Mobile trailer that will be used as an office (384 sf).

Conditions required to be completed at the time of application for construction permits

Shared Parking

2. Within 30-days of permit approval, the applicant shall execute a shared parking agreement that is approved by County Counsel, and allows shared parking on assessor parcels numbers 040-201-024 and 040-201-046 for the life of the approved use.

Access

3. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.

Stormwater Pollution Prevention

4. At the time of application for construction permits, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) to satisfy post construction requirements for stormwater treatment prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.

Storm water Control Plan

5. The applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMPs as identified for project incorporation in the applicant's Storm Water Control Plan.

Fire Safety

6. At the time of application for construction permits, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Provide evidence that it has been obtained or is unnecessary.

Noise

7. At the time of application for construction permits, the applicant shall submit plans showing the construction of a solid wall surrounding the saw stations, pursuant to recommendations listed in Sound Mitigation Recommendation (David Lord, PH.D.; June 9, 2008). The solid wall shall meet or exceed the following standards:
 - a. The wall shall consist of 0.75-inch thick plywood on a structural wood frame, braced and reinforced at two-foot intervals, such that no un-braced panel is greater than 2.0-foot by 4.0-foot in size.
 - b. All seams and joints shall be caulked and sealed with a resilient caulking to maintain airtight construction throughout the noise wall surface area.
 - c. The solid wall shall extend a minimum of one foot above the moving machinery of the saw operation.

Conditions to be completed prior to issuance of a construction permit

Fees

8. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
9. **Prior to issuance of construction permits**, applicants shall pay the applicable Templeton Area Road Improvement Fee Program in the amount prevailing at the time of payment.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

10. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire Department of all required fire/life safety measures.
11. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

12. The hours of operation for future tenants of this project are limited to the hours between 6:00 a.m. and 6:00 p.m. daily.
13. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

ATTACHMENT 2

14. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

Maintenance

15. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.